



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

In accordance with the State of California Public Resources Code and the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this Notice of Intent is to advise you that the City of Oakdale intends to adopt a Mitigated Negative Declaration for the proposed project described below:

- Lead Agency:** City of Oakdale
- Contact:** Mark Niskanen, City Planner. (209) 599-8377, mark@jbandersonplanning.com
- Project Title:** General Plan Amendment, Rezone, and Vesting Tentative Subdivision Map No. 2021-04 (The Meadowlands Subdivision)
- Project Applicant:** Windward Pacific Builders (Lucky 7 Land and Cattle, Inc.)
- Project Location:** The Proposed Project is located on Greger Street, between the existing Sequoia Gate residential development and property owned by the City of Oakdale. Specifically, the Assessor Parcel Number for the project site is 063-024-017.
- Project Description:** The Project Applicant is proposing a General Plan Amendment, Rezone, and Vesting Tentative Subdivision Map to allow for the development of sixty-two (62) single-family residential lots and a 36,615 square foot storm drain basin (Lot A) on 13.2-acres located on Greger Street. Access to the Proposed Project will be provided via two (2) driveways from Greger Street. The westerly driveway located near the existing round-a-bout on Greger Street will be restricted to right-in/right-out use only.

Environmental Determination: The City has prepared an Initial Study to determine the Proposed Project's potential impact on the environment. The City has determined that the Proposed Project may have a significant effect on the environment, but by implementing identified mitigation measures, the Proposed Project's impacts could be reduced to less than significant. Accordingly, the City intends to adopt a Mitigated Negative Declaration (MND). The Planning Commission will consider recommending to the City Council adoption of the MND at their regularly scheduled meeting of August 4, 2021, beginning at 6:00pm. The Planning Commission Meeting will be held in the Oakdale City Council Chambers, 277 North Second Avenue, Oakdale, CA 95361. City Council consideration of the MND and the Proposed Project will be scheduled for a separate date upon action taken by the Planning Commission.

Public Review: A public review period will begin on June 14, 2021, and end on July 14, 2021. Any interested person or agency may comment on this matter by submitting comments via email to mark@jbandersonplanning.com or via postal mail or in person delivery to the City of Oakdale Public Services Department located at 455 S. Fifth Avenue, Oakdale, CA 95361. Copies of the Initial Study and related documents are on file at the Oakdale Public Services Department and may be reviewed at the Public Services Department front counter, 455 S. Fifth Avenue, Oakdale, CA 95361. In addition, digital versions of the Initial Study and related documents are available at the City's website at www.oakdalegov.com.

Hazardous Waste Sites: The Project site is not identified on any of the lists enumerated under Government Code Section 65962.5.